

Waterville

59-97

WARRANTY DEED
(JOINT TENANCY)

BK 6720PG227

035351

TRANSFER
TAX
PAID

Edward M. Cochrane and Janet L. Cochrane

of 32 Eustis Parkway, Waterville, ME 04901
for consideration paid,

grant to ² Steven W. Smith and Ellen M. Smith

of 7 Noyes Avenue, Waterville, ME 04901

with WARRANTY COVENANTS, as JOINT TENANTS, the land in Waterville,
Kennebec County, State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF

Y-12082

Witness our hands and seals this 30th day of November, 2001.

Dennis J. Young
Dennis J. Young

Edward M. Cochrane
Edward M. Cochrane
Janet L. Cochrane
Janet L. Cochrane

THE STATE OF MAINE

Kennebec ss.

November 30, 2001

Then personally appeared the above named Edward M. Cochrane and
Janet L. Cochrane and acknowledged the foregoing instrument to be
their free act and deed,

Before me, Dennis J. Young

Notary Public

Print Name: Barbara M. Harvey

My Commission Expires: 08/03/08

STEVEN & ELLEN SMITH
7 NOYES AVE
2 WATERTOWN ME 04901

DENNIS J YOUNG
NOTARY PUBLIC MAINE
MY COMMISSION EXPIRES
JULY 31 2008



57-77

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Y-12082

EXHIBIT A

A certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, with the buildings and other improvements thereon, bounded and described as follows:

BEGINNING at a point in the southerly line of Eustis Parkway, which point is five hundred sixty (560) feet easterly of the easterly line of Rupert Street; thence southerly a distance of one hundred (100) feet; thence easterly a distance of one hundred five (105) feet; thence northerly a distance of one hundred (100) feet to the southerly line of Eustis Parkway; thence westerly along the southerly line of Eustis Parkway a distance of one hundred five (105) feet to the point of beginning.

Meaning and intending to describe all of Lot #17 and one-half of Lot #16 as shown on a plan entitled, "Plan and Profile of Eustis Parkway" dated May 16, 1959, by Carl H. Crane, Reg. C.E.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than thirty-five (35) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than eight (8) feet from any sideline. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than twenty thousand (\$20,000.00) dollars. The garage, unless built as a part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street. The finish grade of the lot facing the street shall not be over three (3) feet above the top surface of the center line on the street when completed, and the top of the foundation wall of the house erected on said lot shall be not over four (4) feet above the top surface of said center line of the street.

For source of title, reference may be had to deed from Robert Susi and Elizabeth Susi to Edward M. Cochrane and Janet L. Cochrane dated November 30, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2637 at Page 119.

RECEIVED KENNEBEC SS.

2001 DEC -4 PM 2:02

ATTEST: *Theresa Reed*
REGISTER OF DEEDS